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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**63 CANBERRA ROAD
CHRISTCHURCH
BH23 2HW**

Price £450,000

Freehold



FIRST TIME ON MARKET IN OVER 60 YEARS!

SITUATED ON A GOOD SIZE CORNER PLOT IS THIS DETACHED TRADITIONAL BUNGALOW WHICH OFFERS TREMENDOUS SCOPE FOR ENLARGEMENT BY WAY OF A SIDE EXTENSION AND/OR LOFT CONVERSION (STPP)

THE DECEPTIVELY SPACIOUS ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, GOOD SIZE KITCHEN/DINER, 3 DOUBLE BEDROOMS, FAMILY BATHROOM & SEPARATE W.C.

WHILST THE PROPERTY WOULD BENEFIT FROM GENERAL MODERNISATION IT DOES BENEFIT FROM GAS FIRED CENTRAL HEATING & DOUBLE GLAZING.

EXTERNALLY, THERE IS A WELL PROPORTIONED SIDE GARDEN, OFF ROAD PARKING & DETACHED GARAGE, WHICH COULD BE REMOVED & REPLACED AT THE OPPOSITE END OF THE BUNGALOW TO GIVE MORE GARDEN SPACE & CREATING A SECOND DRIVEWAY, SUBJECT TO THE NECESSARY PERMISSIONS. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY TO LOCAL SHOPS & BUS ROUTES & IS ALSO WITHIN THE TWYNHAM SCHOOLS CATCHMENT

- **FIRST TIME ON MARKET FOR OVER 60 YEARS**
- **DETACHED TRADITIONAL BUNGALOW**
- **3 DOUBLE BEDROOMS**
- **GOOD SIZE LOUNGE**
- **SPACIOUS DINING/KITCHEN**
- **WELL PROPORTIONED CORNER PLOT**
- **OFF ROAD PARKING AND DETACHED GARAGE**
- **TREMENDOUS SCOPE TO ENLARGE (STPP)**
- **TWYNHAM SCHOOL CATCHMENT**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **LARGE LOFT AREA**
- **IN NEED OF GENERAL MODERNISATION**
- **VIEWING ADVISED**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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Ground Floor

Approx. 81.4 sq. metres (876.3 sq. feet)

